



Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

Stakeholder Working Group Meeting
March 23, 2017



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



Project Purpose and Scope

- **Revise Zoning Code development and design standards** to improve outcomes in Portland's multi-dwelling zones outside the Central City.
- **Develop new approaches to creating street and pedestrian connections** in places that lack them.

Funded in part by a Metro Community
Planning and Development Grant

Relationship to other Zoning Code projects

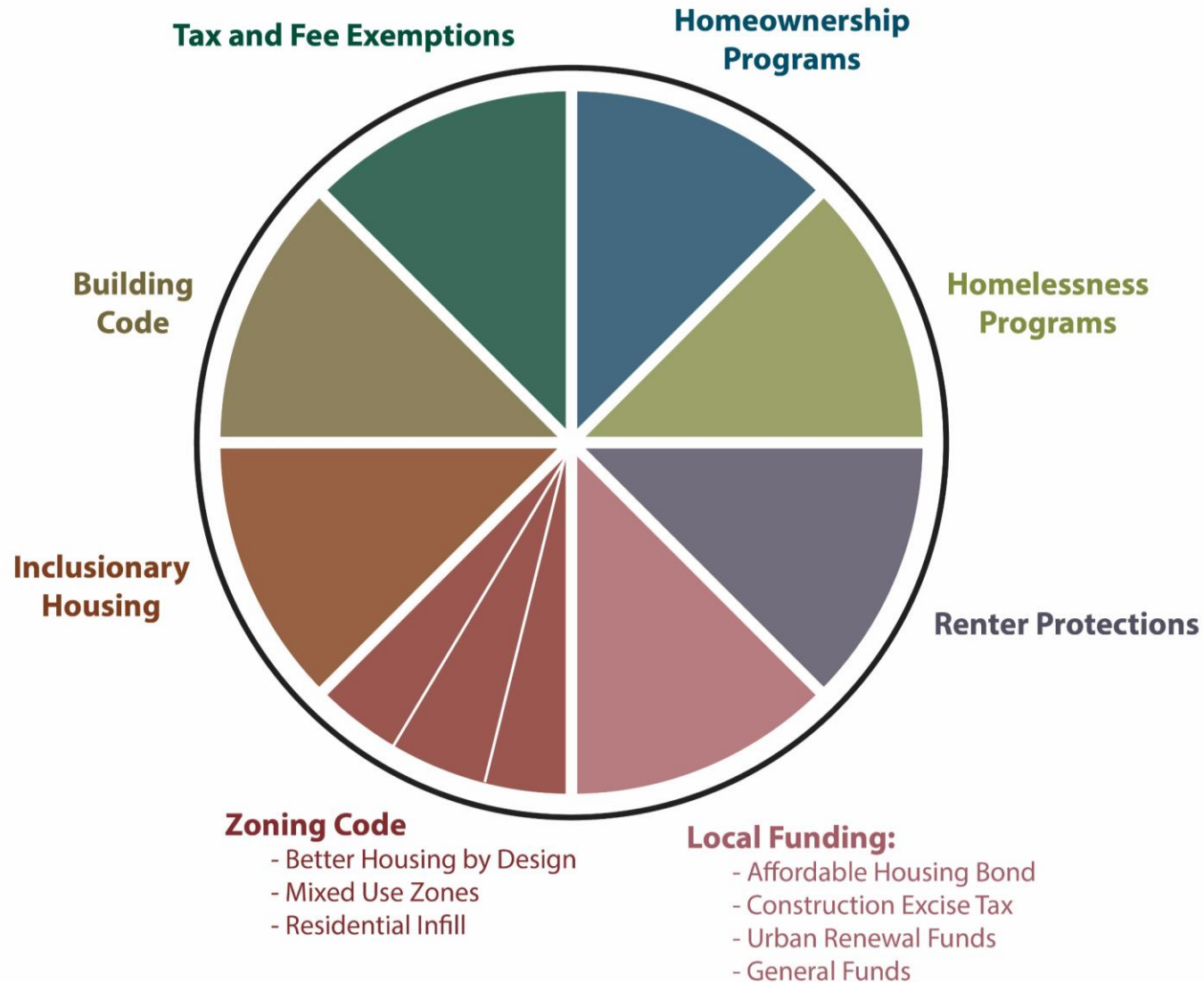


Residential Infill
Project
Single-Dwelling Zones

Better Housing
by Design
Multi-Dwelling Zones

Mixed Use Zones
Project
Commercial/mixed
use zones

Part of a Range of Housing Strategies and Tools

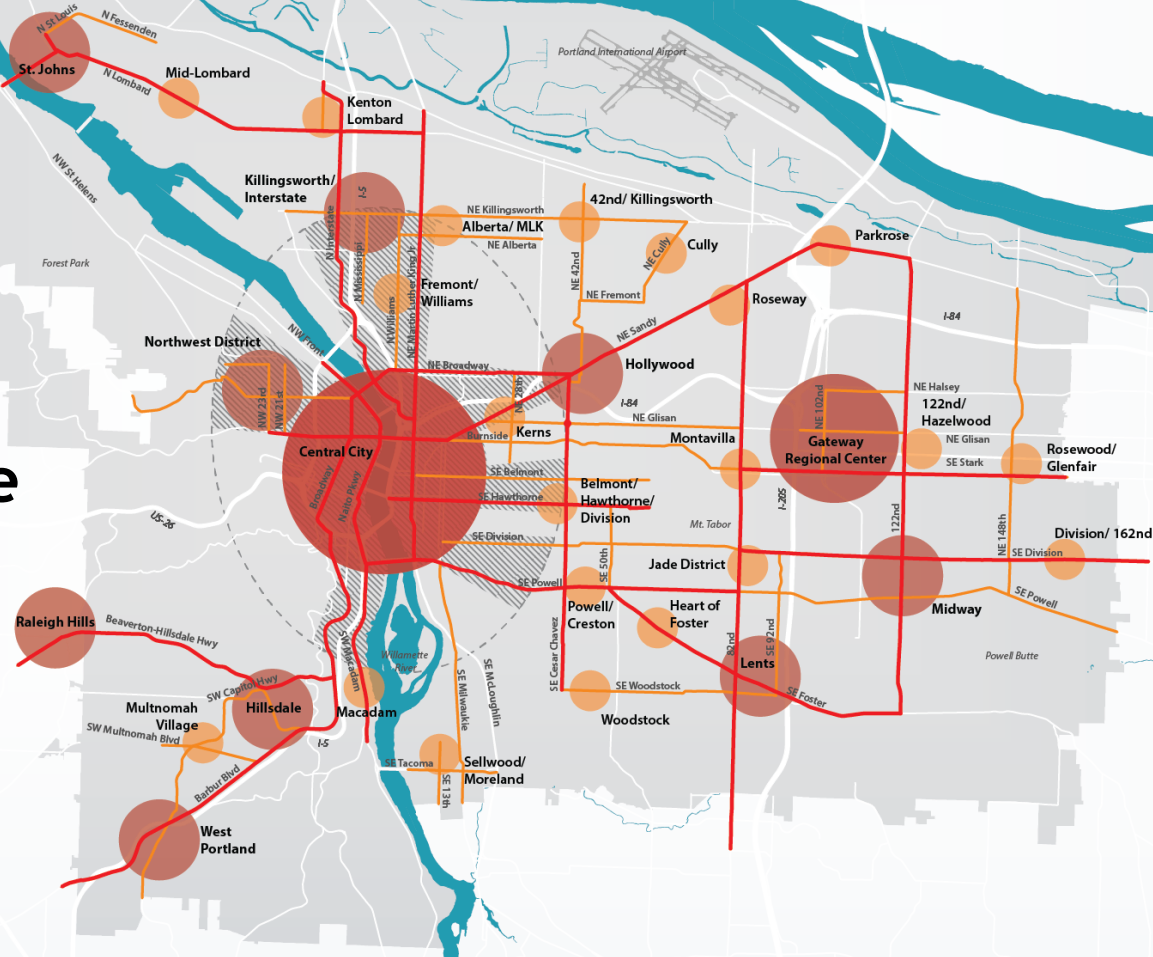


CENTERS AND CORRIDORS

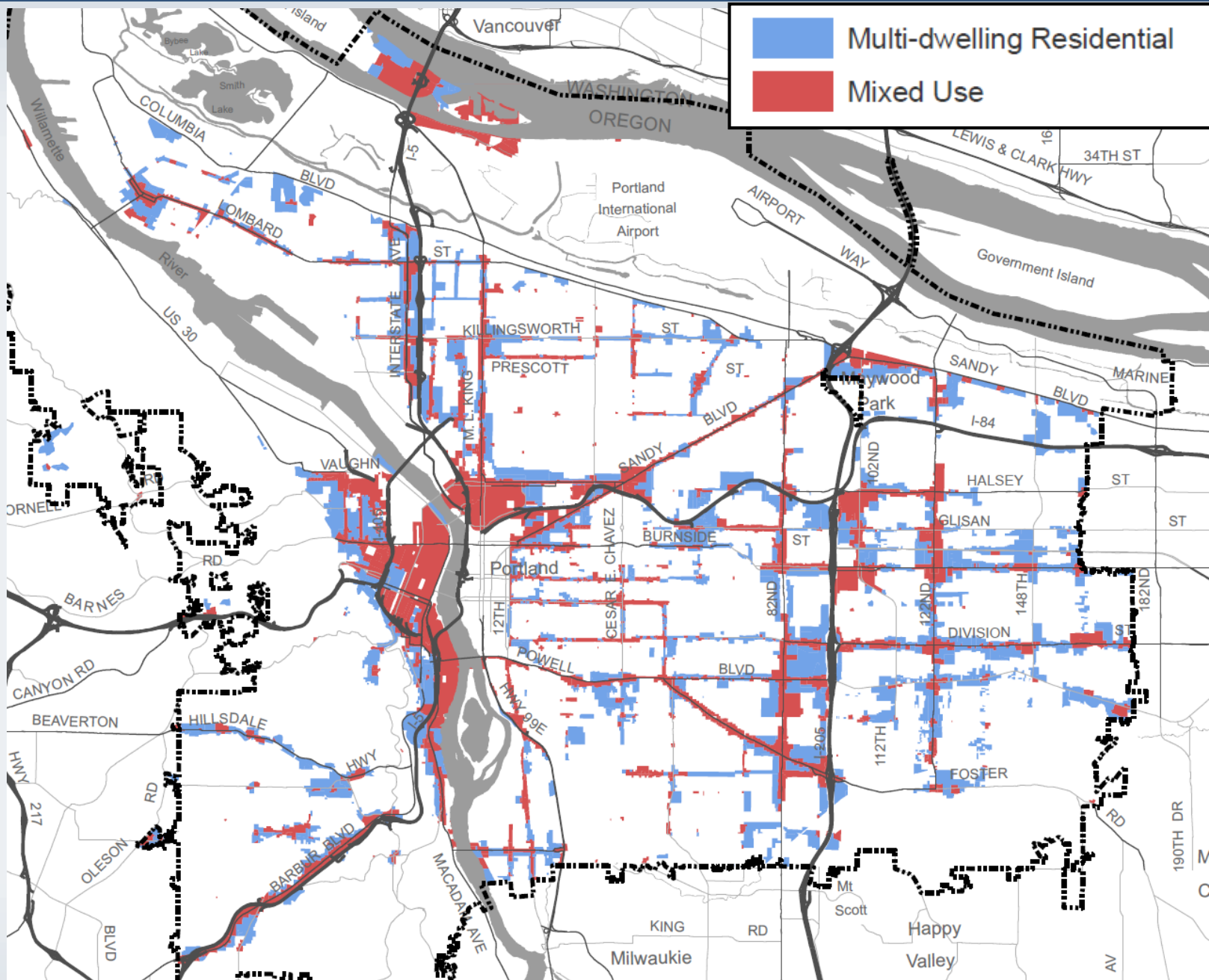
CENTERS	CORRIDORS
 Central City	 Civic Corridors
 Gateway Regional Center	 Neighborhood Corridors
 Town Centers	 Inner Ring Districts
 Neighborhood Centers	

Comprehensive Plan

80% of growth focused in and around centers and corridors



Zoning



What's the problem we're trying to solve?

- Policies guide us to make rules to encourage:
 - **Housing diversity**, including **affordable** and **accessible** housing
 - **Pedestrian-oriented street environments**
 - Respect for **neighborhood context**
 - Housing that supports residents' **health and active living**
 - **Nature and green infrastructure** in the urban environment
 - **Resource-efficient design and development**
 - **Street and pedestrian connections** that are safe and convenient
- Gap between these goals and what is being built.

Key Equity Considerations

- **Impacts of regulations on costs/affordability**
- **Incentives for affordable housing and physically-accessible units**
- **Function for residents, especially features supportive of healthy active living**

Equity:

When is everyone has access to the opportunities necessary to satisfy their essential needs, advance their well-being and achieve their full potential.

Project Topics



- 1. Site design and healthy active living**
 - open space for residents and green elements

Project Topics



2. Building design and scale

- relationship of development to streets and context

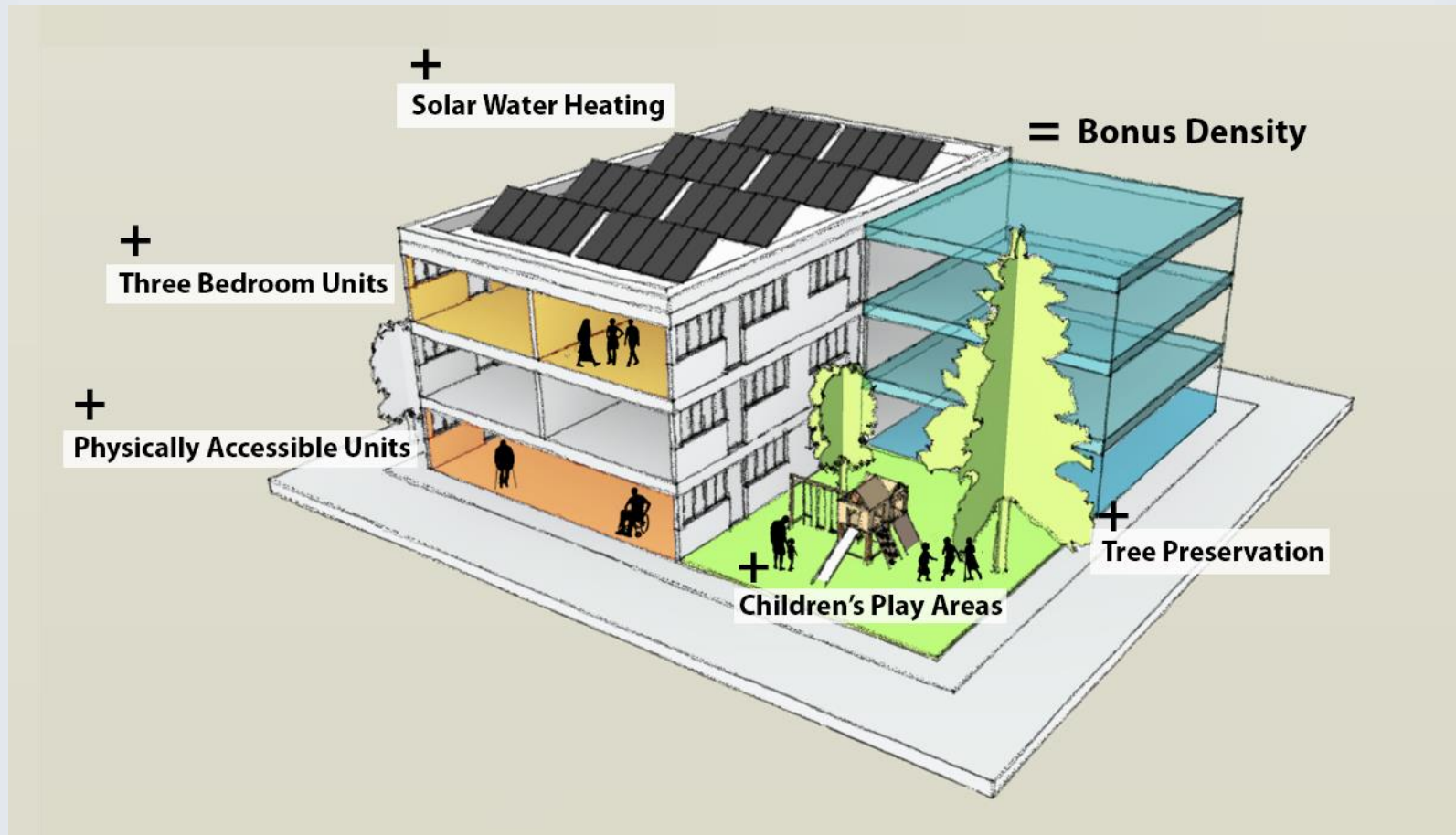
Project Topics



3. Street connectivity

- New implementation approaches
- Street plans for Jade District and Rosewood centers

Project Topics



4. **Development bonuses** – refinement of affordable housing bonuses, incentives for accessible housing, reconsider existing amenity bonuses

Project Topics



East Portland

- Distinct characteristics
- Narrow, deep lots
- Lack of street connectivity
- Many families



Stakeholder Working Group Meetings

Purpose

- Forum for discussing issues and potential solutions
- Include a range of community stakeholders and perspectives
- Help inform City staff as they develop concepts and regulations

Meetings and discussions open to general public

Stakeholder Working Group Meetings

March 7: East Portland issues, development bonuses

→ March 23: Outdoor spaces, building scale

April 6: Street connections, **Jade District** focus

April 19: Street frontage design, inner area development options

May 3: Street connections, **Rosewood** focus

June 3: Public workshop on compiled code concepts



Project Overview

Questions?

Outdoor Space Issues



Outdoor spaces - need for spaces for recreation, growing food, trees

Outdoor Space Issues



Lower-Density Zones (R3, R2, R1)

- 48 square feet per unit
- Can be shared or private spaces

Outdoor Space Issues



High-Density Residential Zone (RH)

- No outdoor space required

Types of Residential Outdoor Spaces

**Private spaces,
such as patios,
balconies, or
small yards.**



Private Spaces



**Larger shared
spaces, such
as courtyards,
children's play
areas and other
shared recreation
space.**

Shared Spaces



Requirements can also be met by indoor community spaces in the mixed use zones

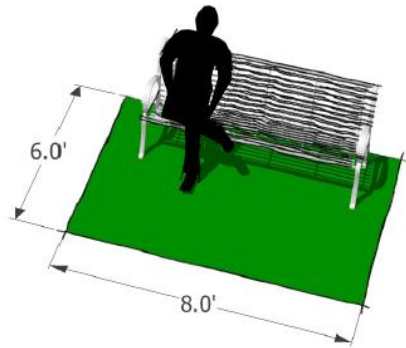
Outdoor Space Issues



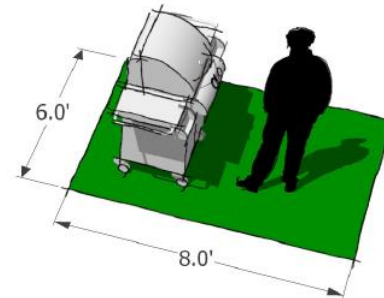
Shared outdoor spaces - interest from:

- Healthy Active Living projects
- East Portland community discussions

Outdoor Space Requirements



Bench



Grill

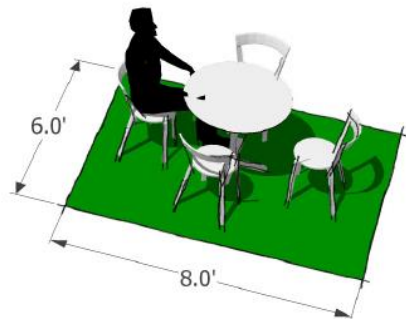
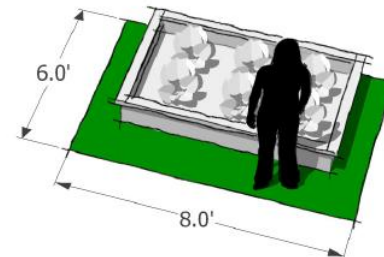


Table and
Chairs

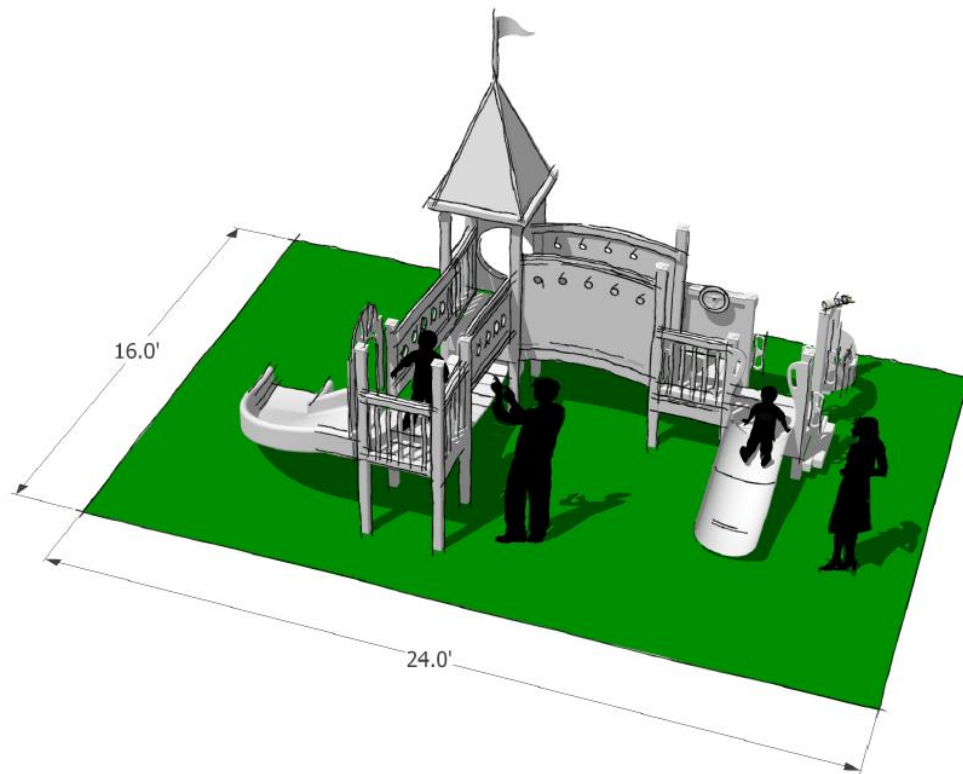


1 Raised
Planting
Bed
(Feed
1/4 Person
Per Year)

What fits within 48 Square Feet?

Outdoor Space Requirements

384 Square Feet of Open Space
(Open Space for 8 Units)



Large Play
Equipment

What fits within 48 Square Feet?

- Example of combined, shared outdoor space (8 units)

Outdoor Space Requirements

Examples from other cities

City	Medium Density Zones	High Density Zones
Chicago	36 SF/unit (150 SF for townhouses)	36 SF/unit
Denver	None	None
Kansas City	30% of site	30% of site
Sacramento	100 SF/unit	100 SF/unit
San Francisco	80 SF/unit, 60 SF/unit	36 SF/unit
Santa Monica	100 SF/unit	50 SF/unit
Seattle	25% of site (50% of this at ground level)	5% of gross floor area
Washington DC	None	None
Gresham	80 SF/unit (private), 4% of site must be shared open space	Same

Outdoor Space Requirements

Overview of Questions

Question 1:

- Should residential outdoor space be required in the high-density (RH) multi-dwelling zone?

Question 2:

- Should shared outdoor space be required for large sites?

Question 3:

- Should the amount of required outdoor space be increased in the lower-density multi-dwelling zones?

Outdoor Space Requirements

RH Zone - Background Information



Historic high-density apartments

- Did not always include residential outdoor space

Outdoor Space Requirements

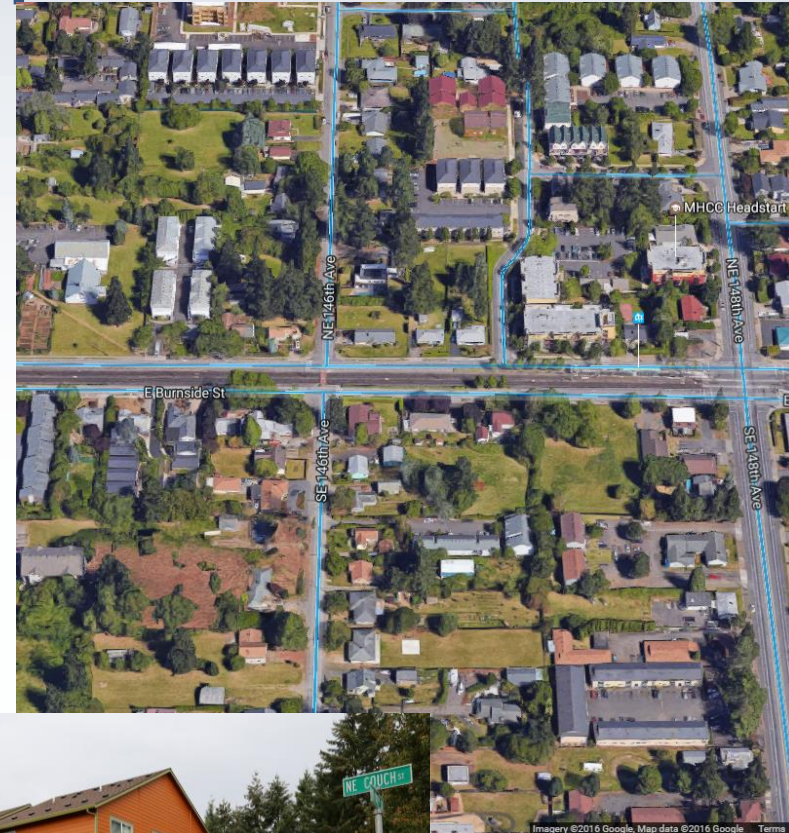
RH Zone - Background



Contemporary RH examples (Inner Neighborhoods)

Outdoor Space Requirements

RH Zone - Background



Contemporary RH examples (Eastern Neighborhoods)
- Larger sites common

Outdoor Space Requirements

Question 1:

- Should residential outdoor space be required in the high-density (RH) multi-dwelling zone?
 - Only in East Portland, or citywide?

Potential approach - use standards recently approved for development in the mixed use zones:

- 48 square feet per unit for larger sites
- 36 square feet per unit for small sites (less than 20,000 square feet)

Outdoor Space Requirements

Question 2:

- **Should shared outdoor space be required for large sites?**
 - Only in East Portland, or citywide?
 - All multi-dwelling zones, or exclude RH?

Potential site size threshold for requirement: 20,000 square feet

Amount of shared outdoor space TBD

Outdoor Space Requirements

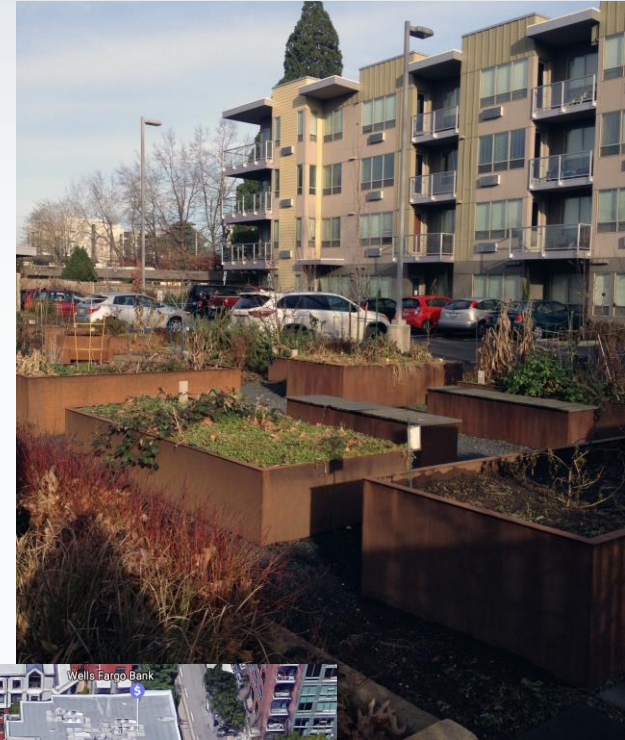
Shared Outdoor Space - Examples



Respite (15,000 SF site)



Gathering (27,000 SF site)



Growing food (44,000 SF site)



Play and trees (61,000 SF site)



Urban space (40,000 SF site)

Outdoor Space Requirements

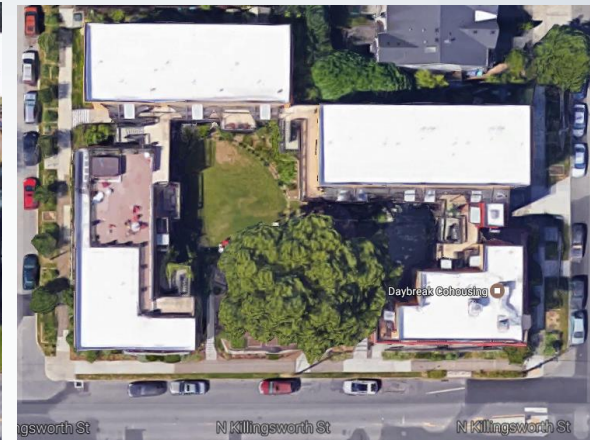
Large Sites - Inner Portland Examples



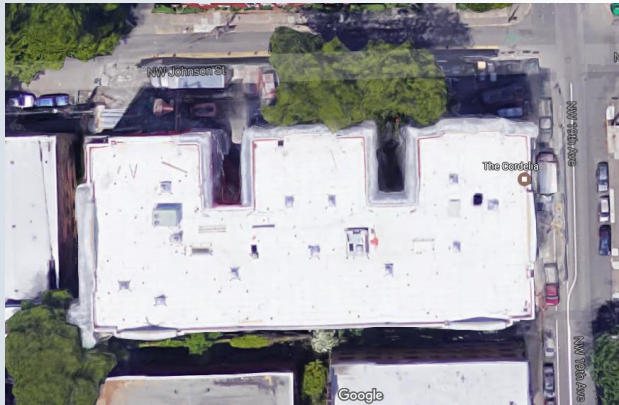
R2 (62,000 SF site)



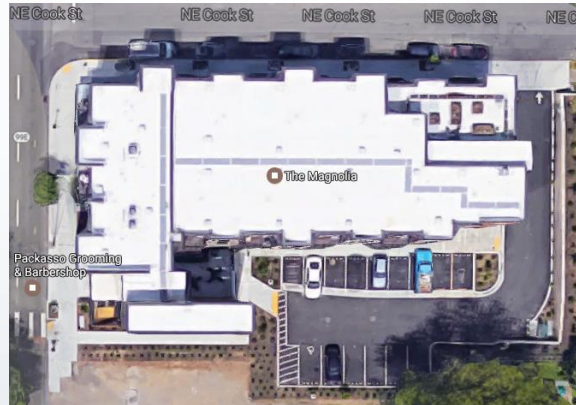
R1 (23,000 SF site)



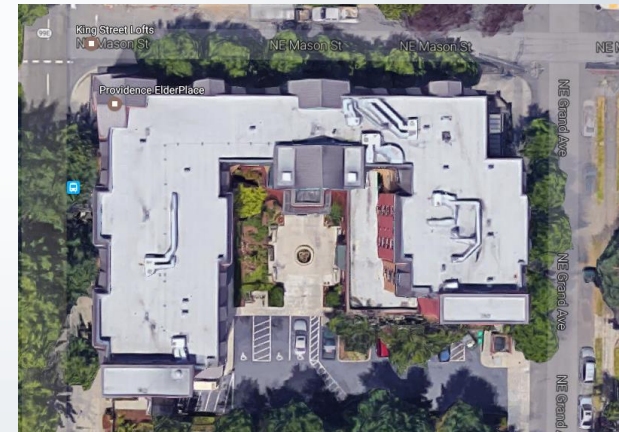
R1 (27,000 SF site)



RH (21,000 SF site)



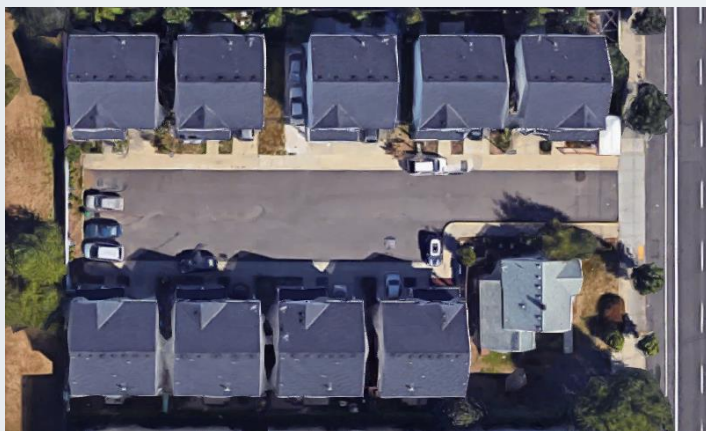
RH (23,000 SF site)



RH (29,000 SF site)

Outdoor Space Requirements

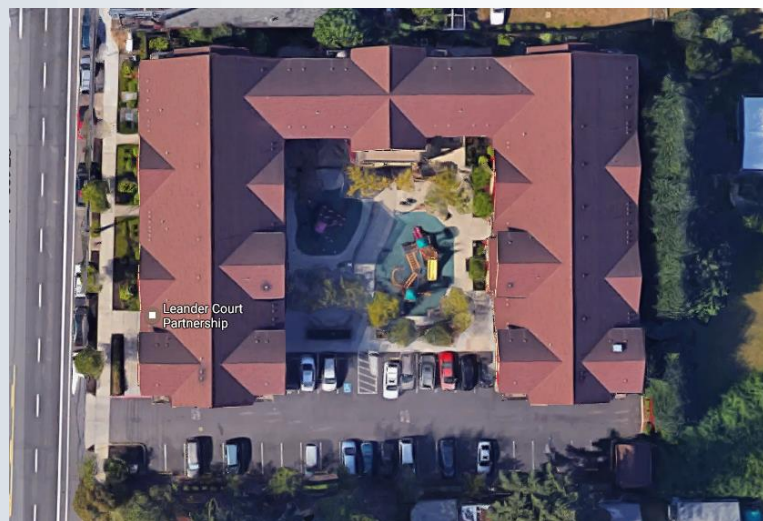
Large Sites - East Portland Examples



R3 (34,000 SF site)



R1 (44,000 SF site)

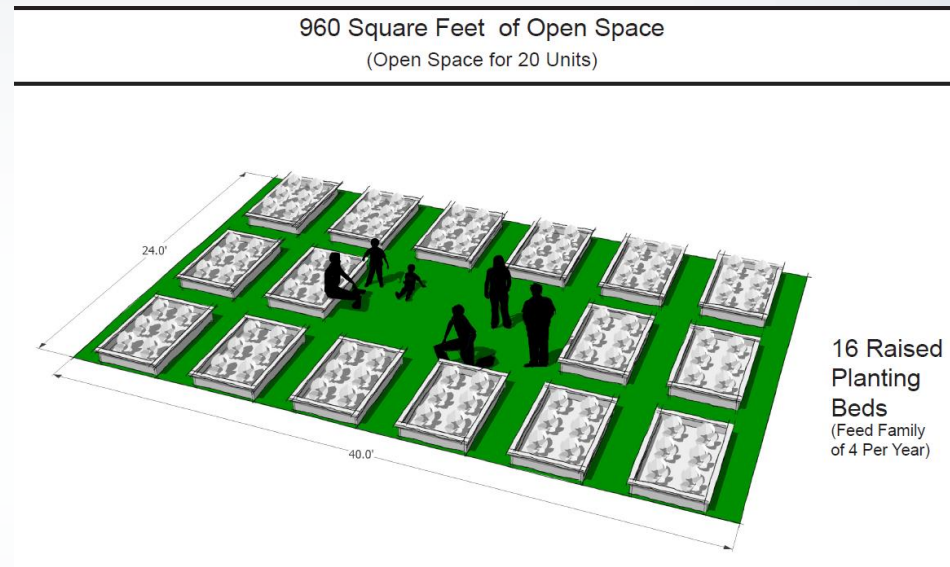
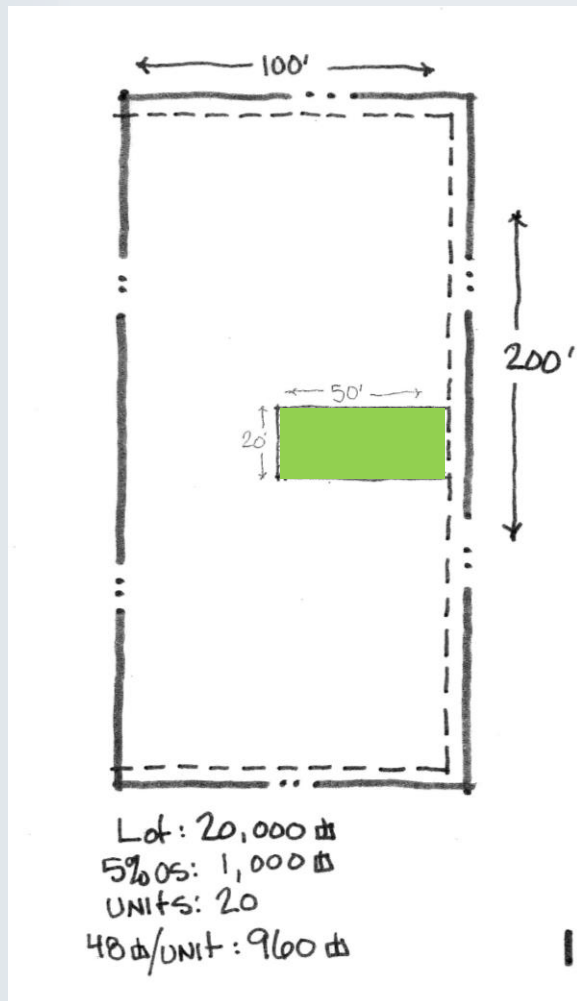


R1 (47,000 SF site)



RH (43,000 SF site)

Outdoor Space Requirements



**Modeling of shared outdoor space occupying 5% of site area
= 1,000 square feet for a 20,000 square foot site**

Outdoor Space Requirements

Question 2:

- **Should shared outdoor space be required for large sites?**
 - Only in East Portland, or citywide?
 - All multi-dwelling zones, or exclude RH?

Potential site size threshold for requirement: 20,000 square feet

Amount of shared outdoor space TBD

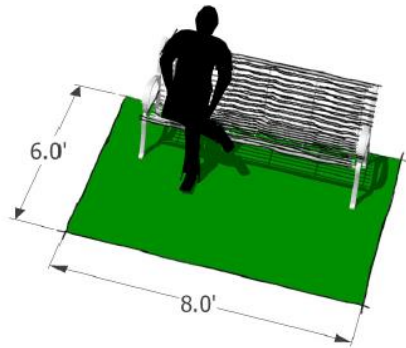
Outdoor Space Requirements

Question 3:

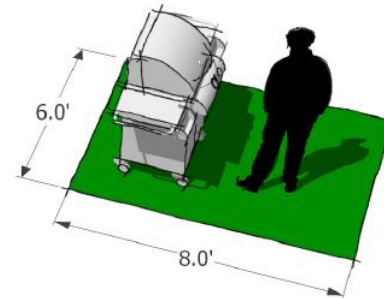
- **Should the amount of required outdoor space be increased in the lower-density multi-dwelling zones (R2 and R3)?**

Some options, based on other cities, include 80 or 100 SF per unit (current requirement is 48 SF per unit)

Outdoor Space Requirements



Bench



Grill

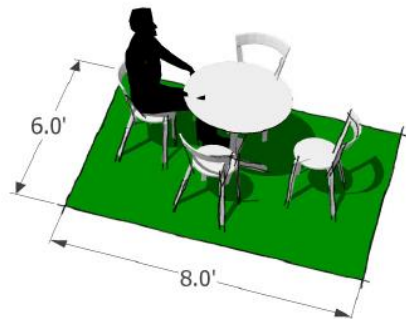
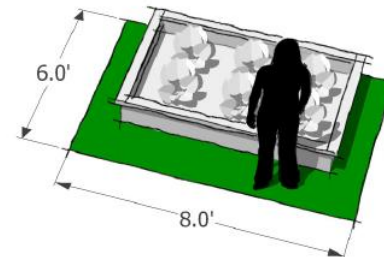


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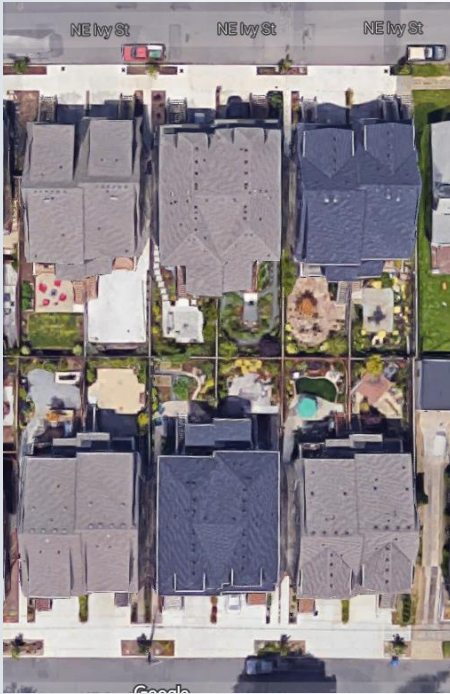


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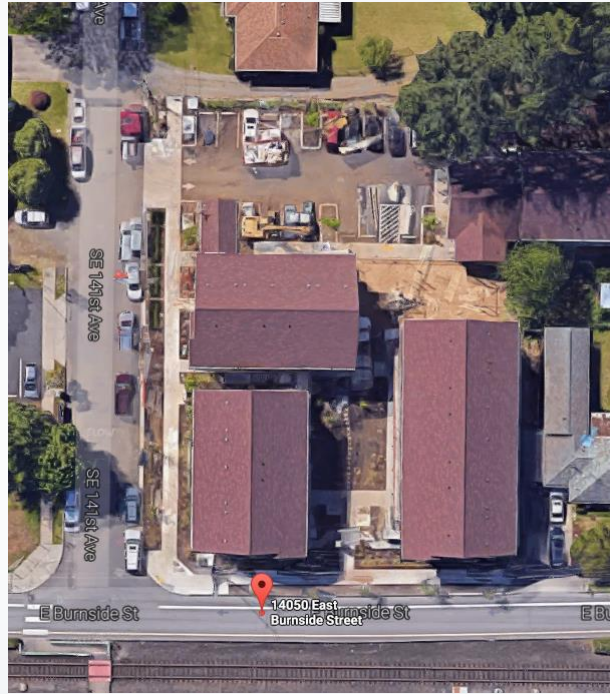
What fits within 48 Square Feet?

Outdoor Space Requirements

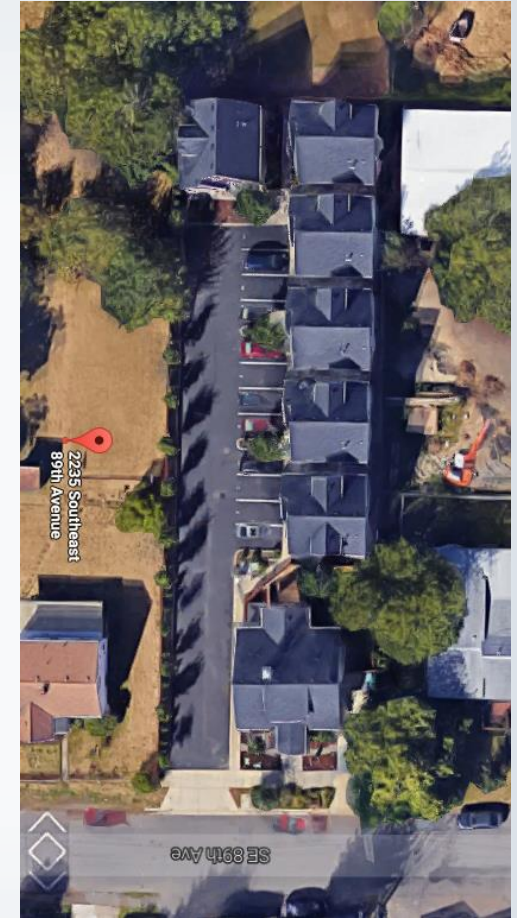
R2 Outdoor Space - Examples



1,000 SF per unit



150 SF per unit



60 SF per unit

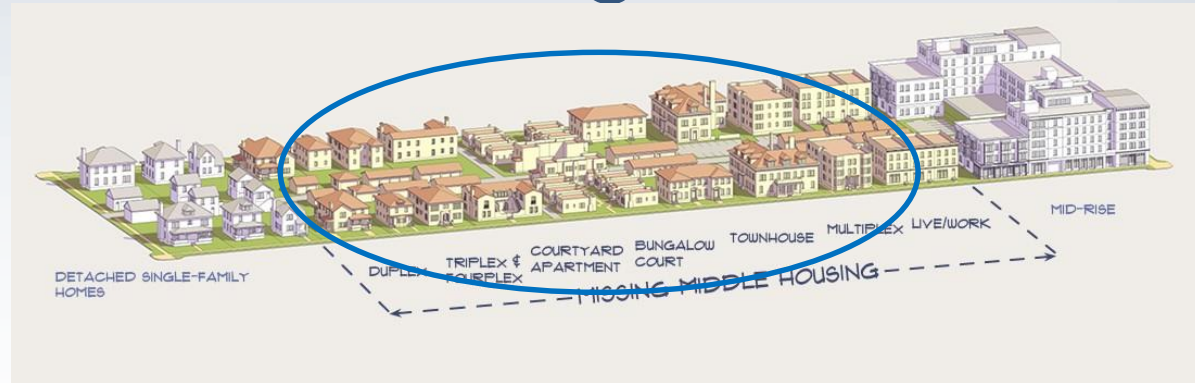
Outdoor Space Requirements

Question 3:

- **Should the amount of required outdoor space be increased in the lower-density multi-dwelling zones (R2 and R3)?**

Some options, based on other cities, include 80 or 100 SF per unit (current requirement is 48 SF per unit)

Scale Based Zoning

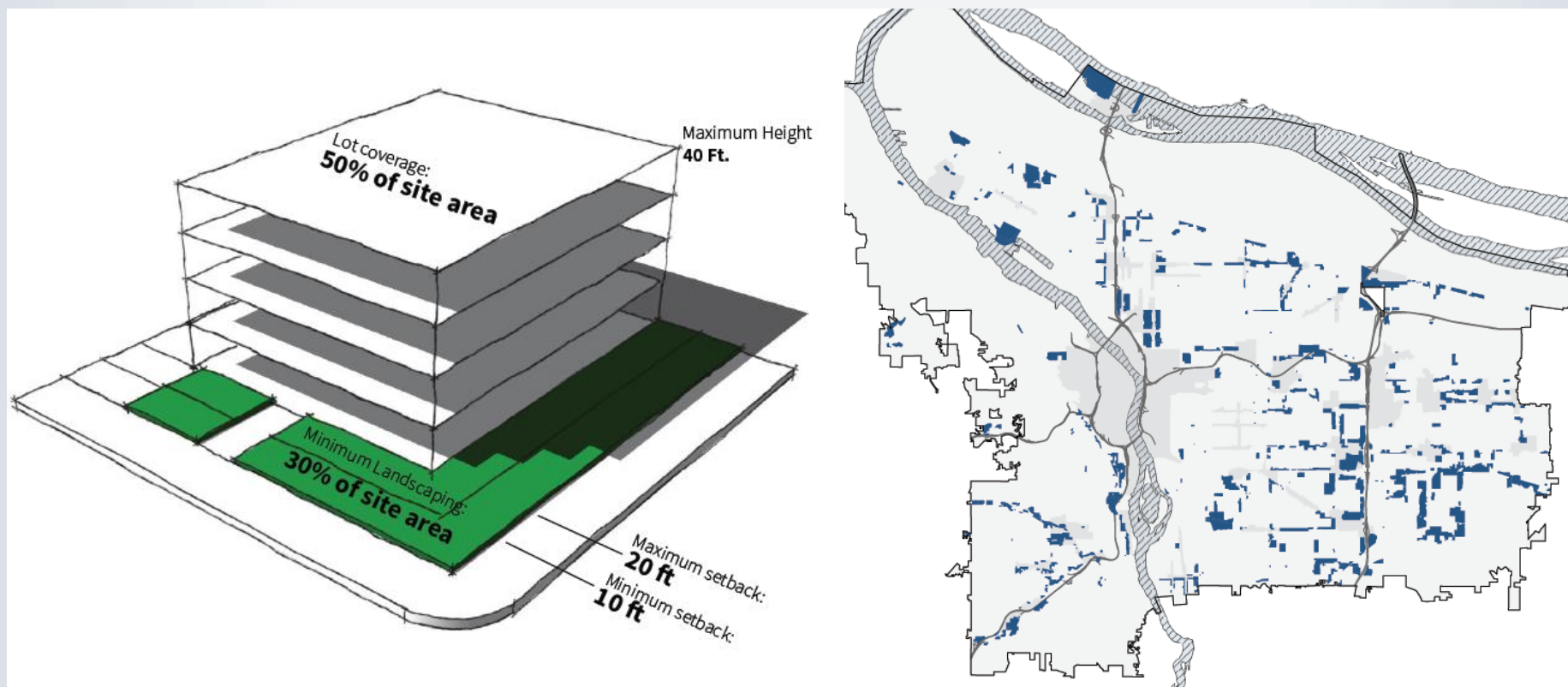


Consider regulating by size of buildings, instead of units

- Variety of smaller housing types along **neighborhood side streets**
- Promote housing diversity, including single-level accessible units

Density and Scale - Current Approach

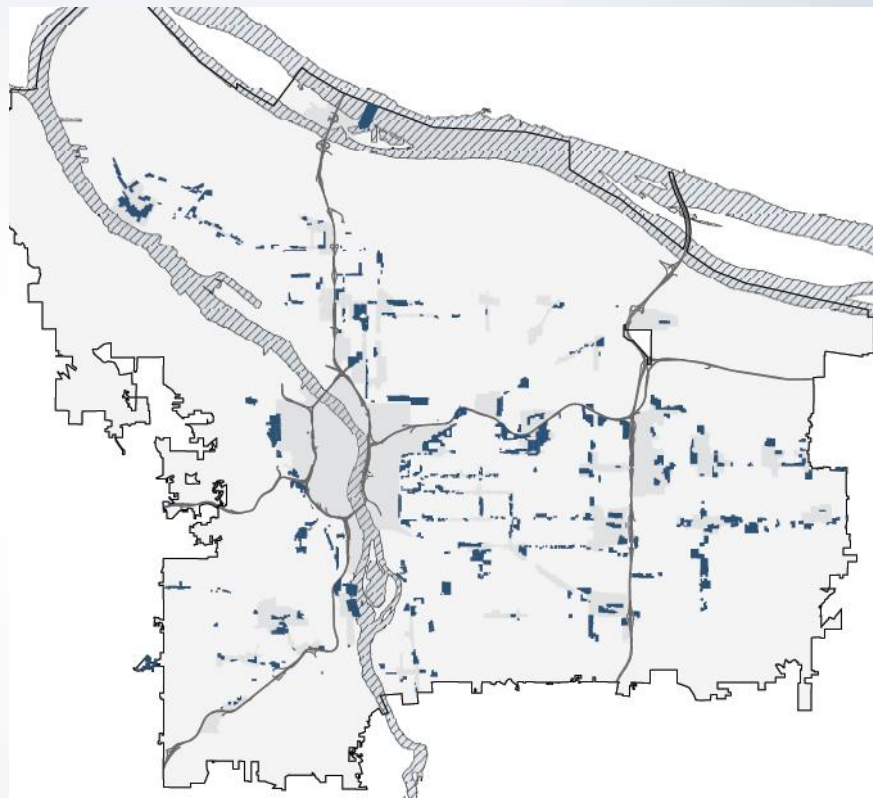
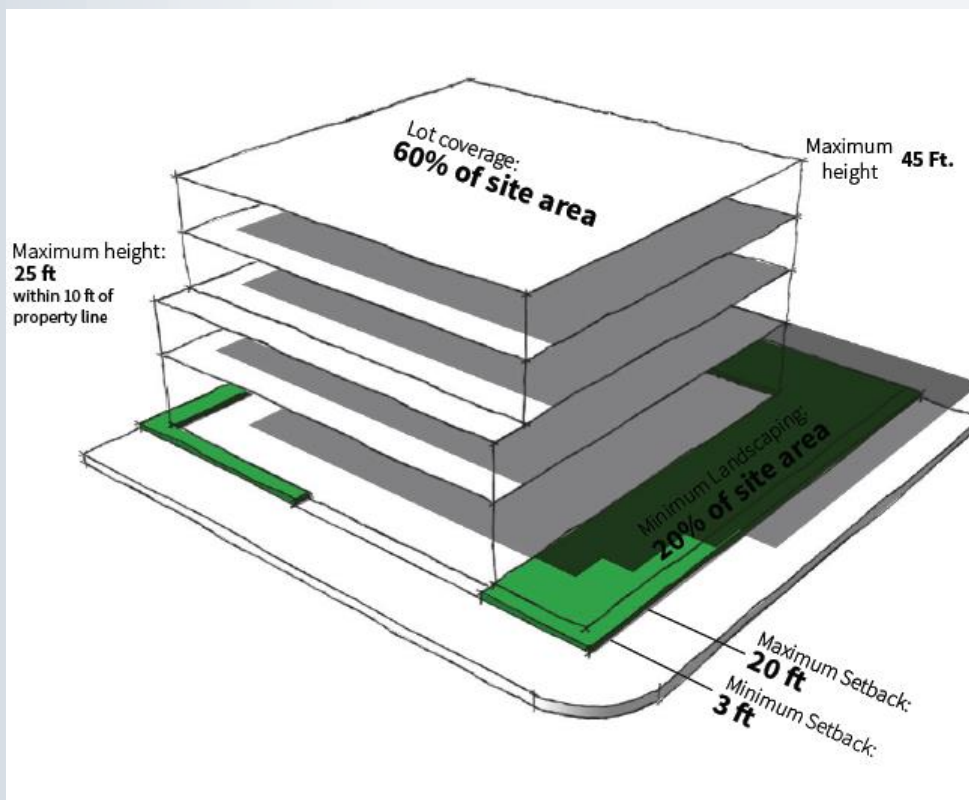
Background - R2 Zone



Maximum Density: 1 unit per 2,000 square feet of site area
(5 units on 10,000 square foot site)

Density and Scale - Current Approach

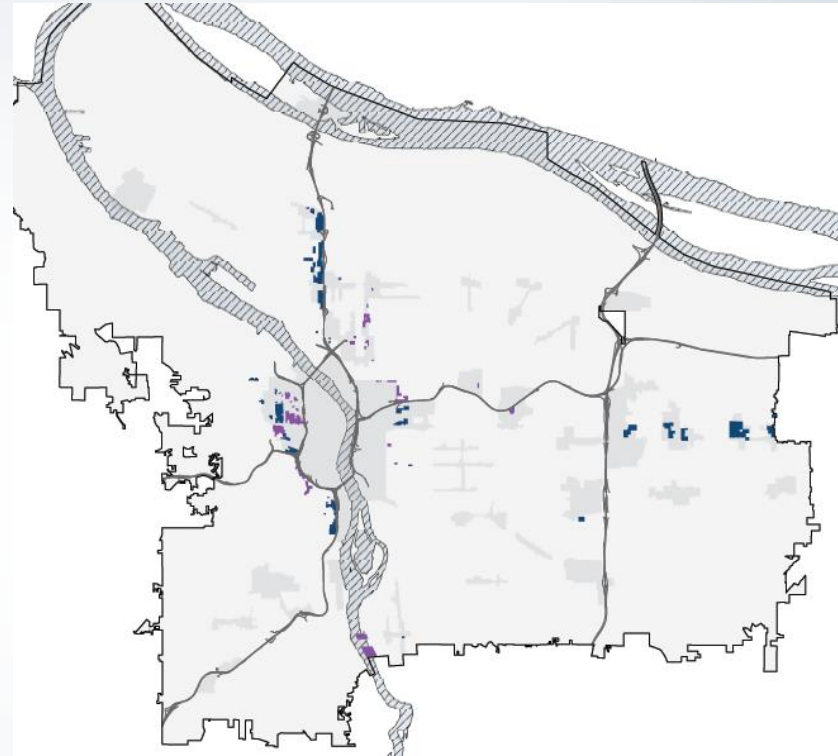
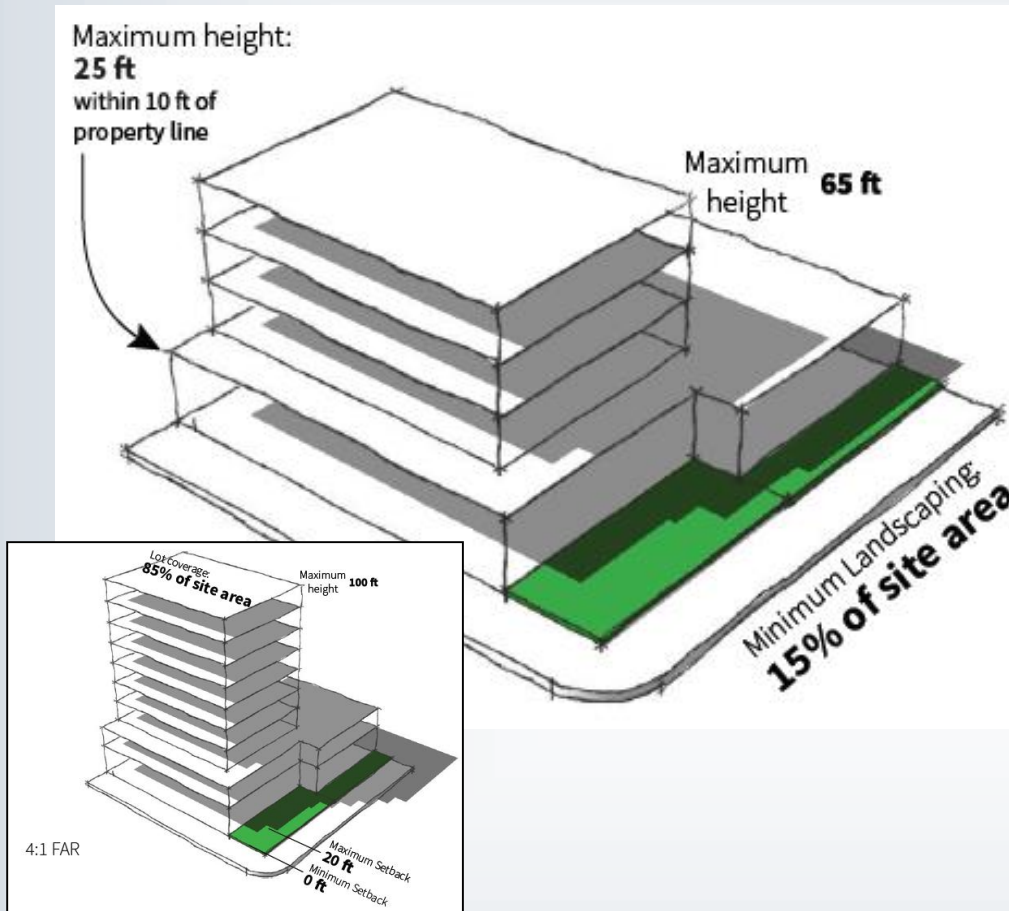
Background - R1 Zone



Maximum Density: 1 unit per 1,000 square feet of site area
(10 units on 10,000 square foot site)

Density and Scale - Current Approach

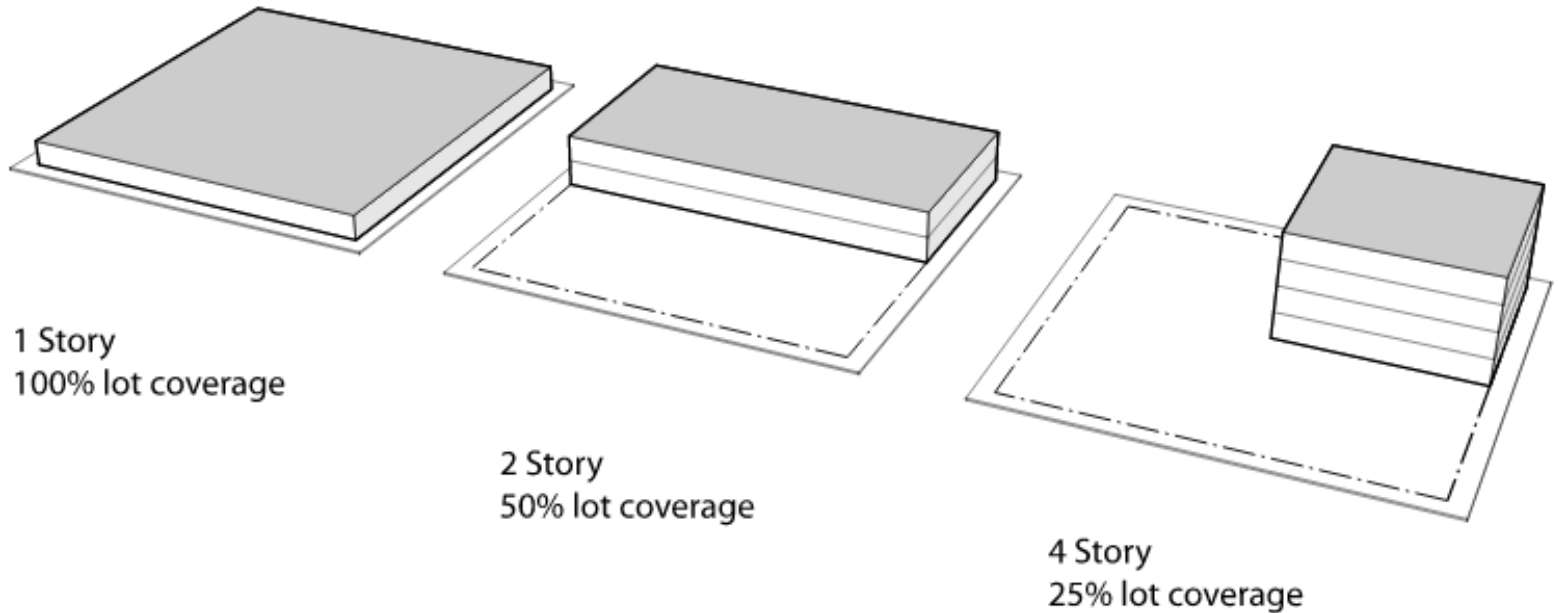
Background - RH Zone



**Maximum Density: 2:1 FAR or 4:1 FAR (latter in limited mapped areas)
(unit count varies, density regulated by FAR)**

Density and Scale - Current Approach

Floor Area Ratio (FAR)
1:1 Ratio



Background - Floor to Area Ratio (FAR)

Scale Based Zoning



Historic examples of multi-dwelling housing
- Wide variety of housing with a 2-3 story scale

Scale Based Zoning



Duplex



Fourplex



Courtyard Apartments (12 units)



Duplex - small lot



Apartments (9 units)



Courtyard Apartments (39 units)

Historic examples of multi-dwelling housing
- Wide variety of housing with a 2-3 story scale

Allowed in R2 zone



Scale Based Zoning



Duplex



Fourplex



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Duplex - small lot



Apartments (9 units)



Courtyard Apartments (39 units)

Historic examples of multi-dwelling housing
- Wide variety of housing with a 2-3 story scale

Allowed in R1 zone



Scale Based Zoning



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Courtyard Apartments (12 units)



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Courtyard Apartments (39 units)

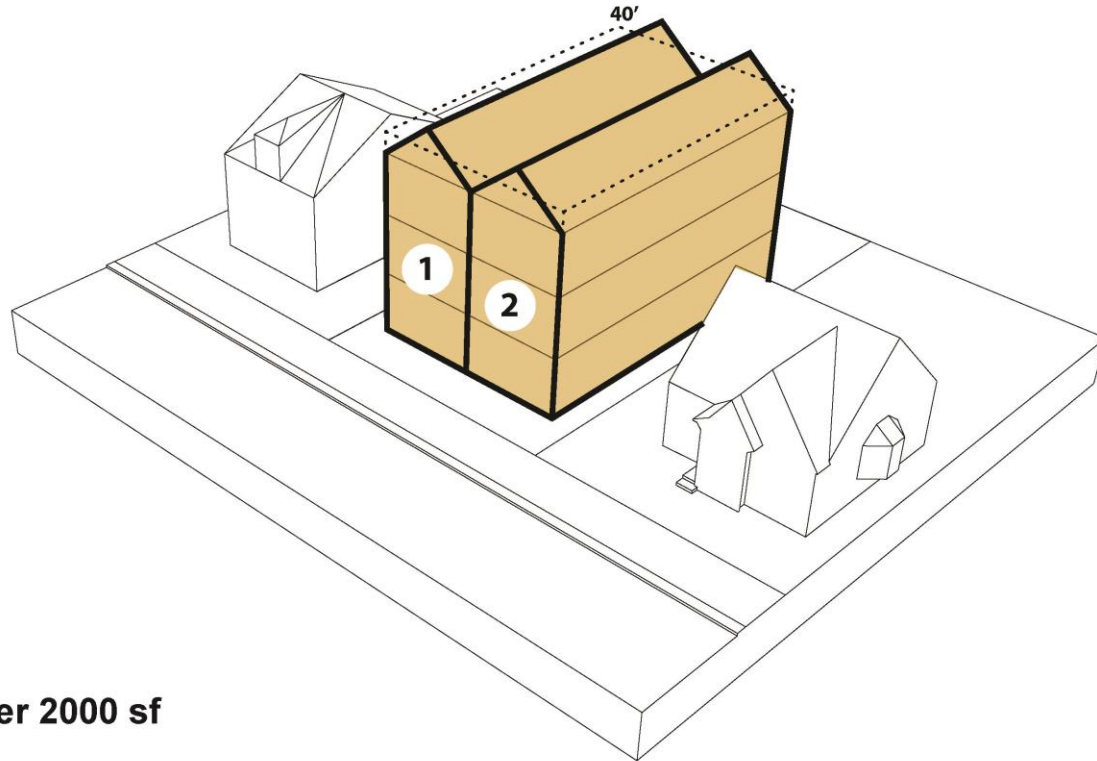
Historic examples of multi-dwelling housing
- Wide variety of housing with a 2-3 story scale

Allowed in RH zone



Scale Based Zoning

DUPLEX



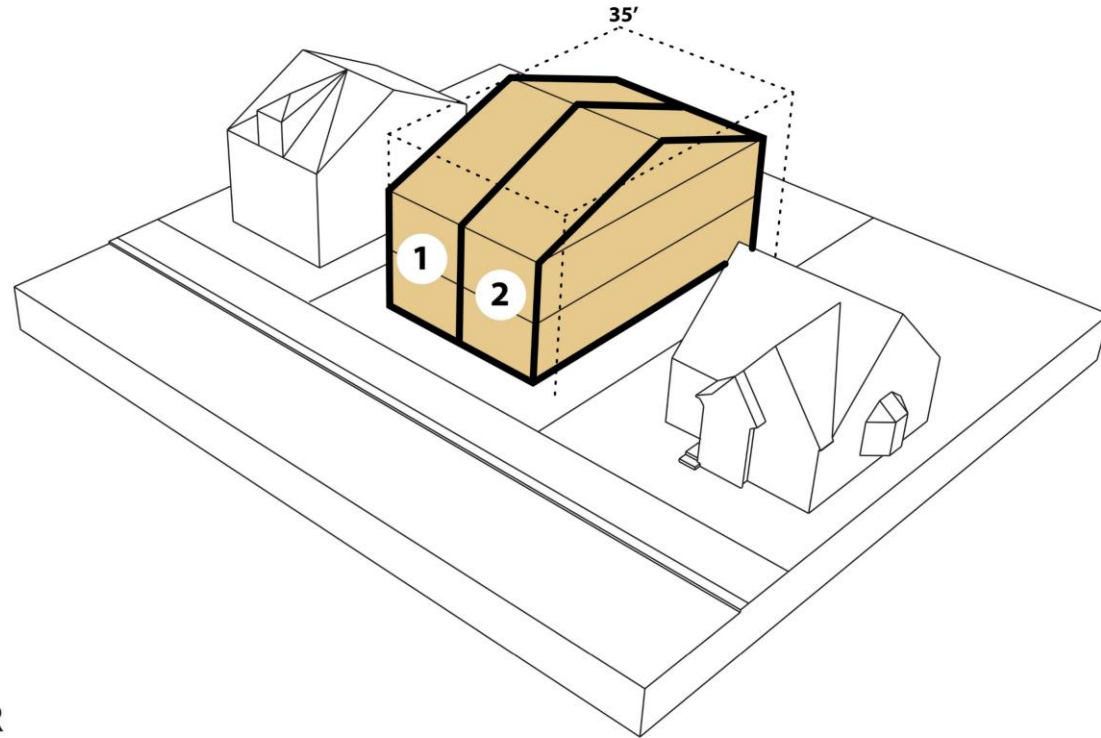
Zone: **R2**
Lot size: **5000 sf**
Height: **40 ft**
Density: **1 unit per 2000 sf**
Units: **2 units**

Existing Approach - R2 zone

- Intensity controlled by unit count, generous height allowance (40')
- 5,000 SF lot = 2 units (allows 1 unit per 2,000 of site area)

Scale Based Zoning

DUPLEX



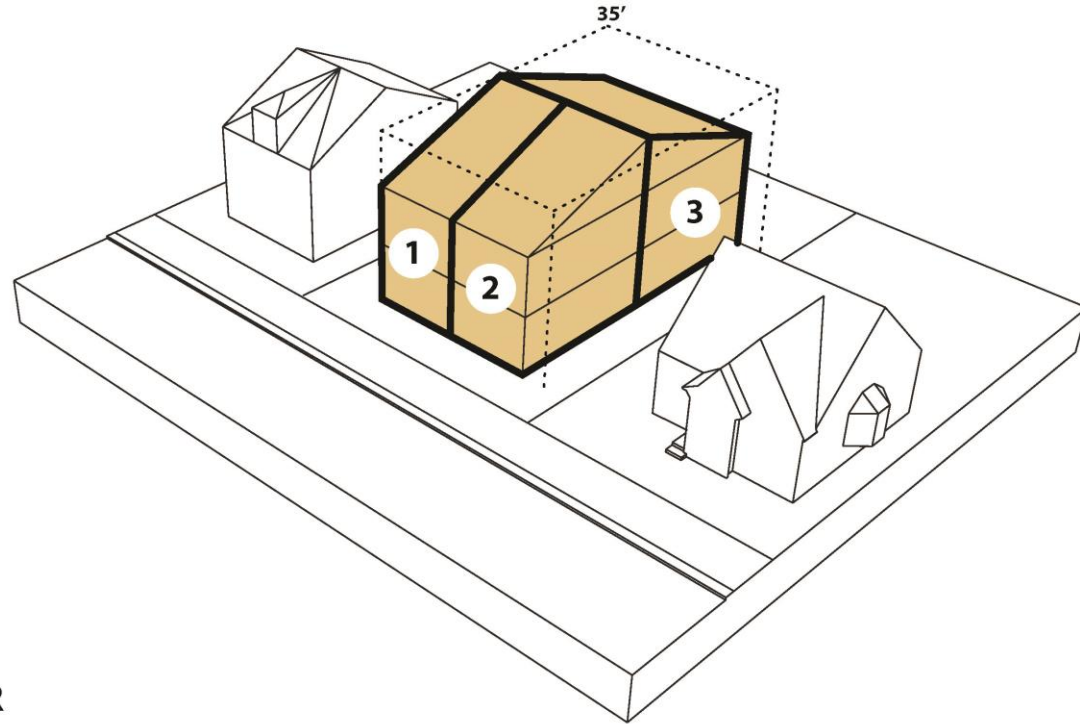
Zone: **R2**
Lot size: **5000 sf**
Height: **35 ft**
Density: **1:1 FAR**
Units: **2 units**

Potential New Approach - R2 zone

- Regulate by building scale, with flexibility for what happens inside
- Initial concept: 1 to 1 FAR, 35' building height

Scale Based Zoning

TRIPLEX



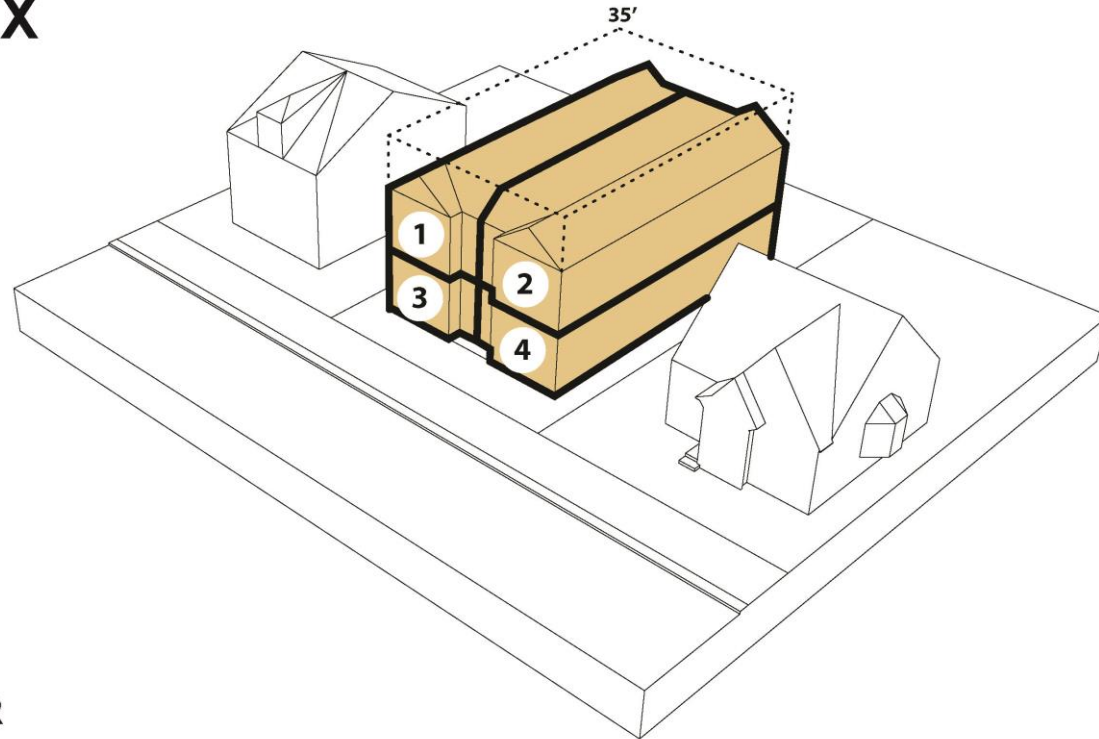
Zone: **R2**
Lot size: **5000 sf**
Height: **35 ft**
Density: **1:1 FAR**
Units: **3 units**

Potential New Approach - R2 zone

- Regulate by building scale, with flexibility for what happens inside
- Initial concept: 1 to 1 FAR, 35' building height

Scale Based Zoning

FOURPLEX



Zone: **R2**
Lot size: **5000 sf**
Height: **35 ft**
Density: **1:1 FAR**
Units: **4 units**

Potential New Approach - R2 zone

- Regulate by building scale, with flexibility for what happens inside
- Initial concept: 1 to 1 FAR, 35' building height

Issues: Building Design and Scale

Corridors



Consider regulating by size of buildings, instead of units

- Larger scale along corridors
- Promote housing diversity, including single-level accessible units

Issues: Building Design and Scale

Corridors



Both in R1 zone



34 units on 10,000 SF site



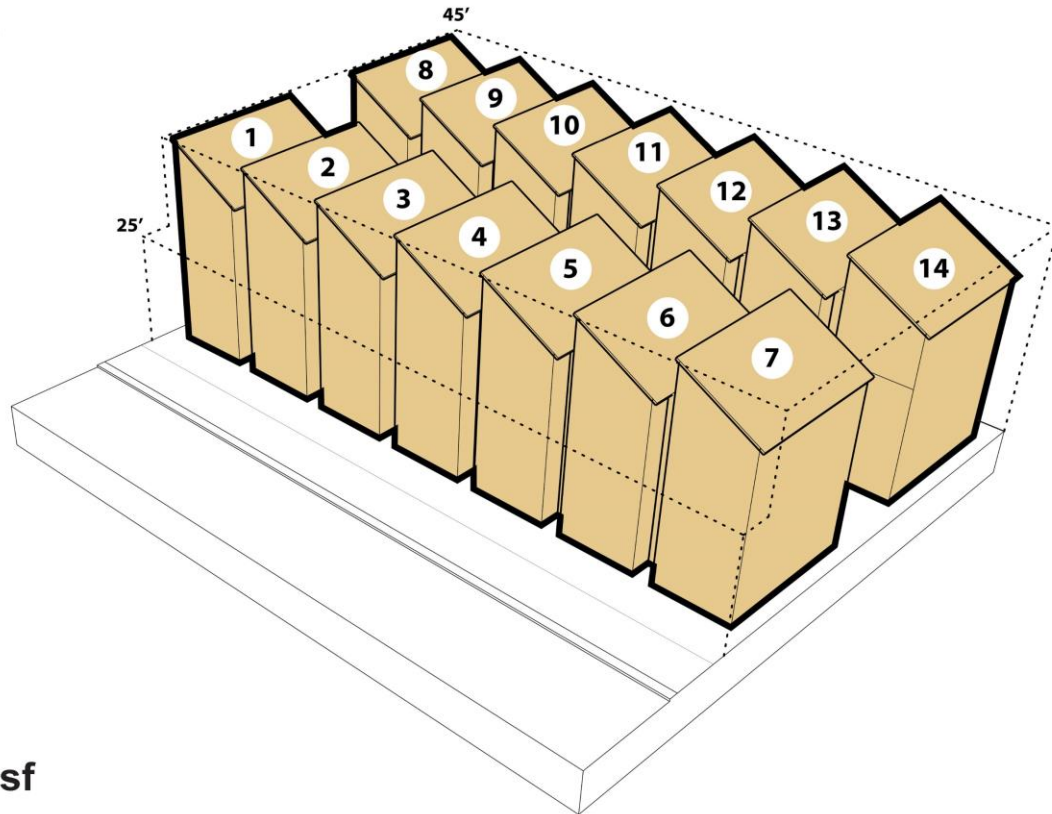
18 units on 18,000 SF site

Consider regulating by size of buildings, instead of units

- Larger scale along corridors
- Promote housing diversity, including single-level accessible units

Scale Based Zoning

TOWNHOUSES



Zone: **R1**

Lot size: **15000 sf**

Height: **45 ft**

Density: **1 unit per 1,000 sf**

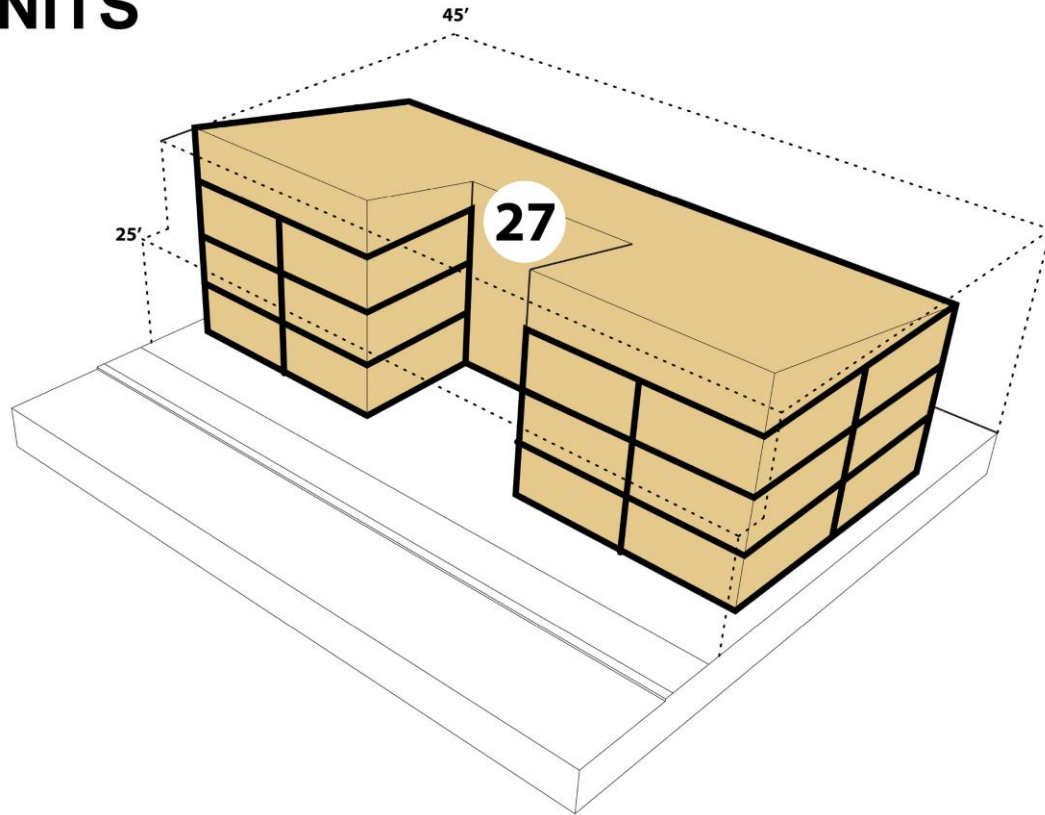
Units: **14 units**

Existing Approach - R1 zone

- Intensity controlled by unit count, 45' height allowance
- 15,000 SF lot = up to 15 units (allows 1 unit per 1,000 of site area)

Scale Based Zoning

STACKED UNITS



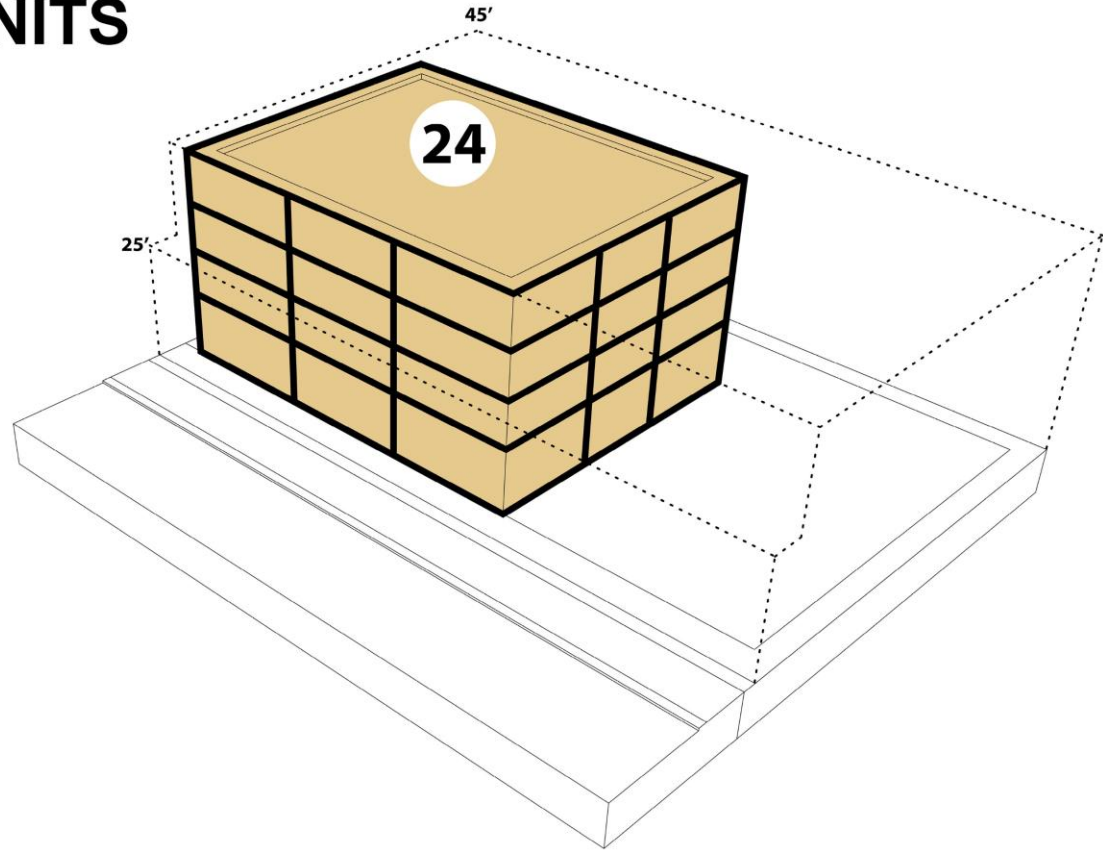
Zone: R1
Lot size: 15000 sf
Height: 45 ft
Density: 1.5:1 FAR
Units: 27 units

Potential New Approach - R1 zone

- Regulate by building scale, with flexibility for what happens inside
- Initial concept: 1.5 to 1 FAR, keep 45' building height

Scale Based Zoning

STACKED UNITS



Zone: **R1**
Lot size: **15000 sf**
Height: **45 ft**
Density: **1.5:1 FAR**
Units: **24 units**

Potential New Approach - R1 zone

- Regulate by building scale, with flexibility for what happens inside
- Initial concept: 1.5 to 1 FAR, keep 45' building height

Scale Based Zoning



.6 to 1



1 to 1



1.2 to 1



1.4 to 1



1.7 to 1



2.3 to 1

Historic examples - approximate FARs

Scale Based Zoning



.7 to 1



1 to 1



1 to 1



1 to 1



1.2 to 1



1.3 to 1

Contemporary examples in the R2 zone - approximate FARs

Scale Based Zoning



.8 to 1



1.2 to 1



1.3 to 1



1.5 to 1



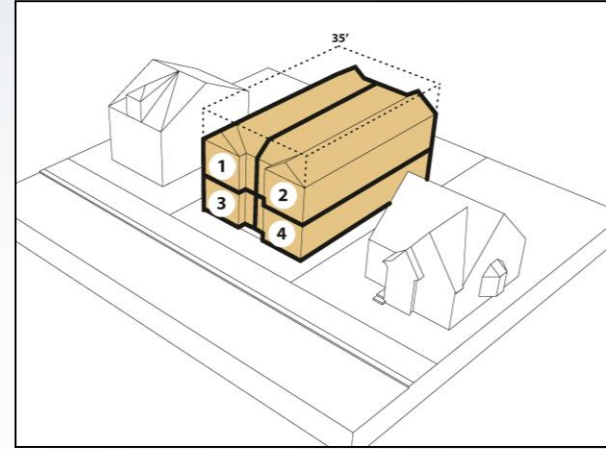
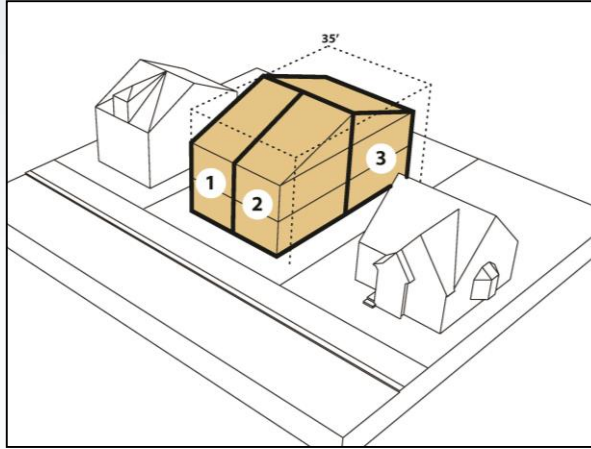
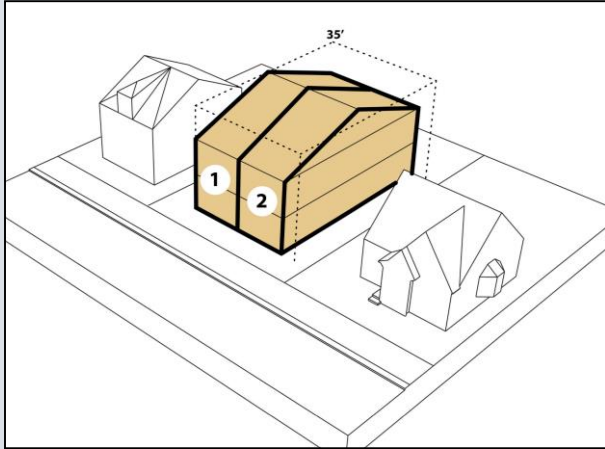
1.8 to 1



2 to 1

Contemporary examples in the R1 zone - approximate FARs

Scale Based Zoning



Question:

- What do you think about the idea of regulating by building scale, instead of unit counts?
 - Pros and cons?

Scale - Transitions to Lower-Density Zones



Question:

What do you think about the idea of requiring buildings in the higher-density zones (45' or more height) to step down in scale to adjacent single-dwelling zones?

Next Stakeholder Working Group Meeting

April 6th (Thursday), 6-8pm. Eastern Portland Focus – Jade District
8114 SE Division Street (Jade/APANO Multicultural Space)

Topics

- Street/pedestrian connectivity – general discussion
- Jade District street connectivity needs
- Alternative development options for Jade District / East Portland





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Innovation. Collaboration. Practical Solutions.

